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GRAY REED

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*Proposed Counsel to the Debtors
and Debtors in Possession*

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF TEXAS
DALLAS DIVISION**

_____)	
In re:)	Chapter 11
)	
COTTONWOOD FINANCIAL LTD., <i>et al.</i> , ¹)	Case No. 24-80035 (SWE)
)	
Debtors.)	(Jointly Administered)
_____)	

**NOTICE OF EXECUTORY CONTRACTS AND UNEXPIRED LEASES SUBJECT TO
POSSIBLE ASSUMPTION AND ASSIGNMENT AND PROPOSED CURE AMOUNTS**

PLEASE TAKE NOTICE that pursuant to the terms of that certain *Order (A) Approving Bidding Procedures and Certain Bid Protections, (B) Scheduling a Bid Deadline, Auction, and Sale Hearing and Approving the Form and Manner of Notice Thereof, and (C) Approving Cure Procedures and the Form and Manner of Notice Thereof* [Docket No. 151] (the “Bidding Procedures Order”), the above-captioned debtors and debtors in possession (collectively, the “Debtors”), may hold an Auction for the sale of substantially all of their assets on April 29, 2024, at the Dallas office of Gray Reed.

PLEASE TAKE FURTHER NOTICE that, pursuant to the terms of the Bidding Procedures Order, the Debtors hereby provide their notice (the “Cure Notice”) of proposed cure amounts (each, a “Cure Amount,” and collectively, the “Cure Amounts”) for all contracts and leases subject to potential assumption and assignment to the successful bidder(s) at Auction.

¹ The Debtors in these chapter 11 cases and the last four digits of each Debtors’ federal tax identification number are as follows: Cottonwood Financial Ltd. (1001); Cottonwood Financial Administrative Services, LLC (7228); Cottonwood Financial Texas, LLC (9059); Cottonwood Financial Idaho, LLC (5651); Cottonwood Financial Wisconsin, LLC (7075). The Debtors’ principal offices are located at 2100 W Walnut Hill Lane, Suite 300, Irving, TX 75038.

PLEASE TAKE FURTHER NOTICE that attached hereto as **Exhibit A** are schedules of the executory contracts and unexpired leases (collectively, the “Potential Assumed Contracts and Leases”) that may be included as part of the sale of the Debtors’ assets and the proposed Cure Amount for each such lease or contract.

PLEASE TAKE FURTHER NOTICE that objections to the Cure Amount proposed by the Debtors must be filed and served by the counterparty (a “Cure Objection”) no later than **May 6, 2024** (the “Cure Objection Deadline”).

PLEASE TAKE FURTHER NOTICE that you may request documentation evidencing adequate assurance of future performance from the Successful Bidder (“Adequate Assurance Documentation”). Any request for Adequate Assurance Documentation must (i) be made in writing by email to CWFAdquateAssurance@epiqglobal.com; (ii) contain in the subject line, in all caps, the phrase “REQUEST FOR ADEQUATE ASSURANCE INFORMATION”; and (iii) specify the email address(es) for delivery of such Adequate Assurance Documentation. In the event you make a written request for Adequate Assurance Documentation in strict compliance with these procedures by no later than **April 26, 2024**, then the Debtors shall supply responsive Adequate Assurance Documentation to such contract counterparty by no later than **April 30, 2024**.

PLEASE TAKE FURTHER NOTICE that objections to the assumption and assignment of the applicable Potential Assumed Contract on the basis of lack of adequate assurance of future performance under section 365(b)(1) (an “Adequate Assurance Objection”) with respect to the Successful Bidder must be filed by **May 6, 2024** (the “Adequate Assurance Objection Deadline”).

PLEASE TAKE FURTHER NOTICE that any Cure Objection or Adequate Assurance Objection must: (a) be in writing, (b) state the basis for such objection with specificity, (c) conform to the Bankruptcy Rules and Local Rules of the Northern District of Texas, (d) be filed so as to be actually on or before the Cure Objection Deadline or Adequate Assurance Objection Deadline, as applicable; and (e) served upon the following persons: (i) counsel to the Debtors, Gray Reed, 1601 Elm Street, Suite 4600, Dallas, TX 75201, Attn: Lydia R. Webb (lwebb@grayreed.com); (ii) counsel to the Prepetition Secured Parties, Jackson Walker LLP, Attn: Bruce Ruzinsky (bruzinsky@jw.com), Ken Stohner (kstohner@jw.com) and Machir Stull (mstull@jw.com); (iii) counsel to the DIP Lender, Wick Phillips LLP, Attn: Jason Rudd (jason.rudd@wickphillips.com) and Catherine Curtis (catherine.curtis@wickphillips.com); (iv) counsel to any statutory committee; and (v) the Office of the United States Trustee for the Northern District of Texas, 1100 Commerce Street, Suite 976, Dallas, TX 75242, Attn: Asher Bublick (asher.bublick@usdoj.gov).

PLEASE TAKE FURTHER NOTICE that pursuant to the Bidding Procedures Order, the Cure Amounts set forth in the Cure Notice shall be binding on all parties unless an objection thereto is timely filed and served. If an objection to the assumption and assignment of the Potential Assumed Contracts and Leases or to the Cure Notice and any Cure Amount cannot be resolved consensually among the parties, the Court will set a hearing to determine such matters as soon thereafter as is practicable, and the Debtors are permitted to give notice only to the objecting party and those parties who have filed a notice of appearance. The failure to timely file

and serve an objection shall be deemed consent to the assumption and assignment of the Potential Assumed Contracts and Leases and to the Cure Amounts, and any and all objections thereto shall be deemed forever released and waived.

PLEASE TAKE FURTHER NOTICE that the inclusion of any contracts or leases on **Exhibit A** hereto shall not constitute or be deemed to be a determination or admission by the Debtors that such document is, in fact, an executory contract or unexpired lease within the meaning of the Bankruptcy Code (all rights with respect thereto being expressly reserved).

PLEASE TAKE FURTHER NOTICE that copies of pleadings related to the proposed sale(s), including the Bidding Procedures Order approved by the Bankruptcy Court, are available (for free) on the Debtors' Notice Agent website at <https://dm.epiq11.com/CottonwoodFinancial>, or (for a fee) on the Bankruptcy Court's website at <http://ecf.txnb.uscourts.gov/>.

Respectfully submitted this 5th day of April, 2024.

GRAY REED

By: Lydia R. Webb

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Lydia R. Webb (TX Bar No. 24083758)

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and Debtors in Possession

Certificate of Service

I certify that on April 5, 2024, I caused a copy of the foregoing document to be served by the Electronic Case Filing System for the United States Bankruptcy Court for the Northern District of Texas.

/s/ Lydia R. Webb

Lydia R. Webb

Cottonwood Financial Ltd., et al.
Schedule of Proposed Contract Cure Costs

Debtor	Debtor Case	Contract Description	Term Remaining	Contract Counterparty	Cure Amount
Cottonwood Financial Administrative Services, LLC	24-80036	REAL PROPERTY LEASE: CORPORATE OFFICES II (GATEWAY DRIVE)	5/31/2025	1901 GATEWAY HOLDINGS LLC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	CONTRACT FOR SECURITY SERVICES DATED 7-26-22	8/29/2024	24&7 SECURITY INVESTIGATIONS, INC	\$ 4,016.90
Cottonwood Financial Administrative Services, LLC	24-80036	MASTER LEASE AGREEMENT FOR 2019 4XG AT 20 LOCATIONS TX	CURRENT	3SI SECURITY SYSTEMS INC	\$ 4,870.23
Cottonwood Financial Administrative Services, LLC	24-80036	MASTER LEASE AGREEMENT DATE 4-10-2018 FOR 10 LOCATIONS ESP TX LEASE 2	CURRENT	3SI SECURITY SYSTEMS INC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	CARTON MANAGEMENT AND STORAGE AGREEMENT	3/1/2024	ACCESS CORPORATE	\$ 14,202.43
Cottonwood Financial Administrative Services, LLC	24-80036	ADOBE SIGN ENTERPRISE SERVICES AGREEMENT	4/20/2024	ADOBE INC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	EQUIPMENT LEASE AGREEMENT	4/11/2024	ASI LEASING	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	PAYLIANCE ACH CLIENT AGREEMENT (& AMENDMENTS)	6/14/2024	BBM ALLIANCE LLC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	DATABASE LICENSE AGREEMENT	7/1/2024	BLACK BOOK	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	HEALTH & BENEFITS	CURRENT	BLUE CROSS AND BLUE SHIELD OF TEXAS	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	DIALER PHASE 1 AND 2	6/19/2024	CALL SOLUTIONS USA	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	MANAGED SERVICES AGREEMENT	10/16/2024	CALL SOLUTIONS USA	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	ADVERTISING SERVICES AGREEMENT	8/29/2024	CAREER BUILDER LLC	\$ 16,742.52
Cottonwood Financial Administrative Services, LLC	24-80036	REAL PROPERTY LEASE: CORPORATE OFFICES I (WALNUT HILL LANE)	3/31/2027	CCI-COTTONWOOD LP	\$ 75,822.75
Cottonwood Financial Administrative Services, LLC	24-80036	DAYFORCE MASTER SERVICES AGREEMENT	3/31/2025	CERIDIAN	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	MASTER AGREEMENT	5/14/2024	CONNECTWISE INC	\$ 7,791.72
Cottonwood Financial Administrative Services, LLC	24-80036	REPOSSESSION SERVICES AGREEMENT V5.0.1	1/12/2025	CONSOLIDATED ASSET RECOVERY SYSTEM INC	\$ 50.00
Cottonwood Financial Administrative Services, LLC	24-80036	VEHICLE AUCTION AGREEMENT	3/7/2024	COPART, INC.	\$ 136.65
Cottonwood Financial Administrative Services, LLC	24-80036	MASTER SERVICES AGREEMENT	5/7/2024	DIALEXA LLC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	PAYMENT DEVICE PROCESSING AGREEMENT	6/1/2024	ELAVON	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	EVERCHAIN DEBT SALE MANAGEMENT SERVICES AGREEMENT EXE 08.18.23	8/18/2024	EVERCHAIN LLC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	EXPERIAN STANDARD TERMS AND CONDITIONS	5/27/2024	EXPERIAN INFORMATION SOLUTIONS	\$ 158,757.82

Debtor	Debtor Case	Contract Description	Term Remaining	Contract Counterparty	Cure Amount
Cottonwood Financial Administrative Services, LLC	24-80036	MASTER SOLUTIONS AGREEMENT DATED 8/15/2022	CURRENT	FARR GROUP HOLDINGS LLC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	MANAGED CYBERSECURITY SERVICES SOW DATED 8/15/2022	CURRENT	FARR GROUP HOLDINGS LLC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	RISC SOLUTIONS AGREEMENT	CURRENT	FIDELITY NATL INFORMATION SERVICES INC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	COTTONWOOD SOFSOW & TERMS OF SERVICE	1/6/2026	FRESHWORKS INC	\$ 7,550.52
Cottonwood Financial Administrative Services, LLC	24-80036	MASTER SUBSCRIPTION AGREEMENT DATED 9/27/2018	9/27/2024	FULLSTORY INC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	DATAVIEW360 SOFTWARE LICENSE AND SUPPORT AGREEMENT	CURRENT	GDS LINK LLC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	COLLECTION AGENCY AGREEMENT	3/31/2024	GLASS MOUNTAIN CAPITAL LLC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	CCG_AGENCY AGREEMENT 2023/2024	3/31/2024	GREETING TEAM, LLC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	GENERAL CONTRACT FOR SERVICES	5/6/2024	HIGH COTTON	\$ 11,806.95
Cottonwood Financial Administrative Services, LLC	24-80036	ICIMS RENEWAL AGREEMENT 2023 - 2026	6/14/2026	ICIMS INC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	ICIMS CAREER SITE-CRM AGREEMENT 2023-2026	6/14/2026	ICIMS INC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	MASTER SERVICES AGREEMENT DATED 5/16/2022	5/18/2024	ICS CORPORATION	\$ 240,341.96
Cottonwood Financial Administrative Services, LLC	24-80036	MASTER SERVICES AGREEMENT DATED 3/29/2018	3/29/2024	ICS CORPORATION	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	MASTER LICENSE AND SERVICES AGREEMENT	10/5/2024	IMPERVA INCAPSULA INC.	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	INFOR RENEWAL AGREEMENT 2023-2026 AND SUBSCRIPTION LICENSE AND SERVICES AGREEMENT	6/30/2026	INFOR (US), INC.	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	CONTENT MANAGEMENT	7/29/2024	KENTICO SOFTWARE LLC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	COLLECTION AGENCY AGREEMENT 2023/2024	3/31/2024	KOHN LAW FIRM S.C	\$ 111,328.52
Cottonwood Financial Administrative Services, LLC	24-80036	LN FCRA APPLICATION & AGREEMENT	8/1/2024	LEXISNEXIS RISK DATA MANAGEMENT INC	\$ 118,226.78
Cottonwood Financial Administrative Services, LLC	24-80036	COTTONWOOD - LINKEDIN 2021 - 2024 CONTRACT	9/4/2024	LINKEDIN CORPORATION	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	MICROBILT USER LICENSE AGREEMENT	8/9/2024	MICROBILT CORPORATION	\$ 67,188.03
Cottonwood Financial Administrative Services, LLC	24-80036	MIMEO CUSTOMER SERVICES AGREEMENT EXECUTED 3.9.20	3/2/2024	MIMEO	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	MASTER SERVICE AGREEMENT	7/29/2024	MODUS DIRECT	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	MASTER SERVICE AGREEMENT	CURRENT	MONSTER WORLDWIDE INC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	MASTER SERVICES AGREEMENT & VARIOUS SOW	CURRENT	MOTIVITY LABS INC	\$ 161,840.00

Debtor	Debtor Case	Contract Description	Term Remaining	Contract Counterparty	Cure Amount
Cottonwood Financial Administrative Services, LLC	24-80036	MASTER INSTALLMENT PAYMENT AGREEMENT	CURRENT	NEC FINANCIAL SERVICES, LLC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	INFORMATION SERVICES SUPPLEMENT	CURRENT	NETFORTRIS ACQUISITION CO INC	\$ 273,501.10
Cottonwood Financial Administrative Services, LLC	24-80036	NDA	11/27/2024	OMNIAPAY LLC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	MASTER SUBSCRIPTION AGREEMENT	6/24/2024	OPTIMIZEZLY, INC.	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	PAYLIANCE CF MERCHANT CARD AGREEMENT EXE 9.29.21	9/29/2024	PAYLIANCE	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	SUBSCRIPTION AGREEMENT	6/29/2024	PING IDENTITY CORPORATION	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	MASTER SERVICES AGREEMENT	CURRENT	PLAID TECHNOLOGIES, INC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	MASTER AGREEMENT	6/1/2024	PROLEASE	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	COMMERCIAL SCHEDULE OF PROTECTION PROPOSAL AND SALES AGREEMENT	CURRENT	PROTECTION ONE ALARM MONITORING, INC.	\$ 37,116.70
Cottonwood Financial Administrative Services, LLC	24-80036	SOFTWARE DEVELOPMENT AGREEMENT	CURRENT	RAVEN DEVELOPMENT INC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	MARCH 2020 REPAY MASTER SERVICES AGREEMENT	3/24/2026	REPAY	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	MERCHANT APPLICATION AND AGREEMENT	CURRENT	REPAY	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	REPUTATION.COM SERVICES AGREEMENT	4/30/2024	REPUTATION.COM INC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	AGREEMENT FOR REPOSSESSION AND SKIPTRACING SERVICES	4/14/2024	RESOLVION, GP	\$ 65,023.28
Cottonwood Financial Administrative Services, LLC	24-80036	SERVICES CONTRACT	2/1/2026	RING CENTRAL INC	\$ 33,090.41
Cottonwood Financial Administrative Services, LLC	24-80036	SUBSCRIPTION AGREEMENT	CURRENT	SAGE SOFTWARE INC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	MARKETING CLOUD SUBSCRIPTION AGREEMENT	12/15/2024	SALESFORCE MARKETING CLOUD	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	MASTER LICENSE AGREEMENT & SUPPLEMENTS	12/15/2024	SAS INSTITUTE	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	CF TESTCOMPLETE SMARTBEAR RENEWAL MARCH 2023	3/30/2024	SMARTBEAR SOFTWARE INC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036X	2020-12-17 SMARTBEAR RENEWAL	2/21/2024	SMARTBEAR SOFTWARE INC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	CROSS BROWSER TESTING	9/30/2024	SMARTBEAR SOFTWARE INC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	LOAD NINJA LICENSE AND MAINTENANCE AGREEMENT	8/8/2024	SMARTBEAR SOFTWARE INC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	BITBAR RENEWAL	9/27/2024	SMARTBEAR SOFTWARE INC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	MARKETING RESPONSE SOLUTIONS ENTERPRISE AGREEMENT	11/17/2024	SOLUTIONS BY TEXT LLC	\$ -

Debtor	Debtor Case	Contract Description	Term Remaining	Contract Counterparty	Cure Amount
Cottonwood Financial Administrative Services, LLC	24-80036	Q3 2023 SUBSCRIPTION AGREEMENT	7/31/2024	SOLUTIONS BY TEXT LLC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	SPRING LAUNCH PARTNER PROGRAM CONSUMER LENDING MEMBER AGREEMENT EFF 09.25.19	CURRENT	SPRING LABS	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	MASTER PURCHASING AGREEMENT	CURRENT	STAPLES	\$ 47,774.55
Cottonwood Financial Administrative Services, LLC	24-80036	COLLECTION AGENCY AGREEMENT	3/31/2024	SYNERGETIC COMMUNICATION INC.	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	MASTER AGREEMENT FOR CONSUMER INFORMATION SERVICES	11/15/2024	TELETRACK	\$ 158,568.22
Cottonwood Financial Administrative Services, LLC	24-80036	ELECTRONIC LIEN AND TITLE PROGRAM SERVICE LEVEL AGREEMENT	CURRENT	TEXAS DEPARTMENT OF MOTOR VEHICLES	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	PRINTERS AS A SERVICE AGREEMENT EFF. 9.1.21	CURRENT	THE STEWART ORGANIZATION INC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036X	TOKENEX 2021 AGREEMENT	11/11/2022	TOKENEX	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	MASTER AGREEMENT FOR CONSUMER REPORTING AND ANCILLARY SERVICES	7/18/2024	TRANS UNION LLC	\$ 491,780.78
Cottonwood Financial Administrative Services, LLC	24-80036	TSD PROFESSIONAL SERVICES AGREEMENT 12.11.20	CURRENT	TSD SERVICES LTD	\$ 58,869.68
Cottonwood Financial Administrative Services, LLC	24-80036	ACCOUNT VERIFICATION SERVICE AND LICENSE AGREEMENT	9/23/2025	VALID SYSTEMS	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	MASTER SERVICES AGREEMENT	CURRENT	VALUKODA LLC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	SOFTWARE SUBSCRIPTION	3/5/2026	VENMINDER INC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	LEGAL DEDICATED RESOURCE AGREEMENT COTTONWOOD FINAL	CURRENT	VERGENT LMS INC	\$ 133,113.15
Cottonwood Financial Administrative Services, LLC	24-80036	EULA EFF. 02.24.22	9/1/2024	VERGENT LMS INC	\$ 98,044.43
Cottonwood Financial Administrative Services, LLC	24-80036	WONDERLIC ANNUAL RENEWAL INVOICE 2023-2024	3/18/2024	WONDERLIC INC	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	XEROX/FP 20201 CONTRACT	8/11/2026	XEROX/FP FINANCE	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	Confidentiality and Non-solicitation Agreements	Various	All Employees	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	Agreement of Employment	Various	All Employees	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	Retention Bonus Agreement*	Various	Beth Coggshall	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	Retention Bonus Agreement*	Various	Lacey Hillman	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	Retention Bonus Agreement*	Various	Jarrod Buddin	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	Retention Bonus Agreement*	Various	Cynthia Yepiz	\$ -

Debtor	Debtor Case	Contract Description	Term Remaining	Contract Counterparty	Cure Amount
Cottonwood Financial Administrative Services, LLC	24-80036	Retention Bonus Agreement*	Various	Ken Schultz	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	Retention Bonus Agreement*	Various	Adam Ackermann	\$ -
Cottonwood Financial Administrative Services, LLC	24-80036	Retention Bonus Agreement*	Various	Travis Crooks	\$ -
Cottonwood Financial Idaho, LLC	24-80037	REAL PROPERTY LEASE: STORE 812 NAMPA, ID	11/30/2028	CANYON PLAZA LLC	\$ -
Cottonwood Financial Idaho, LLC	24-80037	REAL PROPERTY LEASE: STORE 806 IDAHO FALLS, ID	9/30/2028	IDAHO FALLS RETAIL CENTER	\$ -
Cottonwood Financial Idaho, LLC	24-80037	IDAHO ELT AGREEMENT AND ELT SCR - EXE 12.7.22	CURRENT	IDAHO TRANSPORATION DEPARTMENT	\$ -
Cottonwood Financial Idaho, LLC	24-80037	REAL PROPERTY LEASE: STORE 805 CALDWELL, ID	1/31/2027	JAMES R WYLIE	\$ -
Cottonwood Financial Idaho, LLC	24-80037	REAL PROPERTY LEASE: STORE 810 BLACKFOOT, ID	12/31/2029	L&G HOLDINGS UTAH LLC	\$ 5,595.64
Cottonwood Financial Idaho, LLC	24-80037	REAL PROPERTY LEASE: STORE 801 POCATELLO, ID	8/31/2026	MMDM LLC	\$ -
Cottonwood Financial Idaho, LLC	24-80037	REAL PROPERTY LEASE: STORE 804 BOISE, ID	1/31/2025	SHOPS ON OVERLAND 3 LLC	\$ -
Cottonwood Financial Idaho, LLC	24-80037	REAL PROPERTY LEASE: STORE 807 NAMPA, ID	10/31/2028	SN REEVES LLC	\$ -
Cottonwood Financial Idaho, LLC	24-80037	Confidentiality and Non-solicitation Agreements	Various	All Employees	\$ -
Cottonwood Financial Idaho, LLC	24-80037	Agreement of Employment	Various	All Employees	\$ -
Cottonwood Financial Ltd.	24-80035	MULTI-USER SOFTWARE LICENSE AND SUPPORT AGREEMENT	3/17/2024	ACCELERATED DATA SYSTEMS INC	\$ -
Cottonwood Financial Ltd.	24-80035	FIRE-LIFE SAFETY SERVICES AGREEMENT 12-01-2020	12/1/2024	COMMERCIAL FIRE LLC	\$ 3,071.08
Cottonwood Financial Ltd.	24-80035	CORPORATE PARTNER PROGRAM AGREEMENT	CURRENT	EAN SERVICES LLC	\$ -
Cottonwood Financial Ltd.	24-80035	SERVICE ORDER AND AGREEMENT	CURRENT	SWIFTREACH NETWORKS INC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 733 EL PASO, TX	9/30/2024	10705 GATEWAY WEST LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7507 DESOTO, TX	12/31/2024	1240 WBL LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7121 ATLANTA, TX	10/31/2028	203 LOOP 59 LLC	\$ 4,300.42
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 717 MOUNT PLEASANT, TX	2/28/2026	2305 S JEFFERSON LLC	\$ 3,766.71
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7103 MCKINNEY, TX	8/31/2028	380 TOWNE CROSSING LP	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7537 WAKE VILLAGE, TX	7/31/2025	4404 W 7TH LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 744 AMARILLO, TX	7/31/2024	45TH & COULTER LLC	\$ 5,907.88
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 729 GARLAND, TX	10/31/2028	5949 BROADWAY LTD	\$ 11,446.96

Debtor	Debtor Case	Contract Description	Term Remaining	Contract Counterparty	Cure Amount
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7506 COMMERCE, TX	7/31/2025	AIA OF 9550 LIMITED COMPANY	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 734 ROWLETT, TX	8/31/2024	APITX 73 LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7510 GREENVILLE, TX	10/31/2026	ASHRAF ALI M NAYANI	\$ 5,852.00
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 780 LEVELLAND, TX	6/30/2024	AUSTY LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7105 LEWISVILLE, TX	5/31/2028	AVATAR EQUITIES LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7110 EL PASO, TX	7/31/2028	BARLEY SQUARE PARTNERS, L.P.	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 763 BROWNSVILLE, TX	6/30/2028	BAR-YADIN FAMILY FOUNDATION	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 727 WACO, TX	8/31/2028	BILJO PROPERTIES II LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7183 COLLEGE STATION, TX	1/31/2028	BLAIR INVESTMENTS	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7200 SAN ANTONIO, TX	10/31/2028	BLANCO ROAD LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7143 FORT WORTH, TX	2/29/2024	BRIXMOR HOLDINGS 12 SPE LLC C/O BRIXMOR OPERATING PARTNERSHIP LP	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 746 BORGER, TX	11/30/2024	BWSC LTD	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 726 LUBBOCK, TX	4/30/2028	C&M ALTERNATIVE INVESTMENT INC	\$ 5,809.66
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7166 EASTLAND, TX	7/31/2024	CENTENNIAL ENTERPRISES LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 783 HOUSTON, TX	7/31/2028	CFT NV DEVELOPMENTS LLC	\$ 8,215.76
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 786 HOUSTON, TX	5/31/2027	CFT NV DEVELOPMENTS LLC	\$ 7,135.76
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7187 PHARR, TX	3/31/2024	CHAPA BLUE LTD	\$ 8,291.78
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7203 CORPUS CHRISTI, TX	9/30/2024	CIMARRON CROSSING SOUTH LLC	\$ 11,083.34
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 785 KATY, TX	5/31/2028	CITADEL ASSET HOLDINGS LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 773 FORT WORTH, TX	5/31/2024	CITY VIEW TOWNE CROSSING	\$ 9,697.23
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7520 MINEOLA, TX	7/31/2025	CLIFF NICHOLS ENTERPRISES	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 722 LEWISVILLE, TX	3/31/2028	COLONY II SHOPPING CENTER LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 760 HOUSTON, TX	8/31/2027	CROSBY LUPE LP	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7222 CROSBY, TX	11/30/2027	CROSBY PLAZA LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 796 HOUSTON, TX	10/31/2028	CYPRESSWOOD HNY INVESTMENT INC	\$ -

Debtor	Debtor Case	Contract Description	Term Remaining	Contract Counterparty	Cure Amount
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7504 CENTER, TX	11/30/2025	DAH PROPERTIES LLC	\$ 3,804.22
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 716 DENTON, TX	1/31/2025	DENBRI SC LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7518 MCKINNEY, TX	10/31/2024	DENISON LP	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 799 HOUSTON, TX	7/31/2028	EMUNA ENTERPRISES	\$ 14,840.14
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7185 TOMBALL, TX	3/31/2028	ENA LTD	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 790 KILLEEN, TX	5/31/2028	EXPRESSWAY PLAZA SHOPS LTD	\$ 12,695.78
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7225 AMARILLO, TX	9/30/2028	FLYOVER REIT OPERATING PARTNERSHIP LP	\$ 7,443.80
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 757 BAY CITY, TX	4/30/2028	FM BAY CITY S/C LP	\$ 9,741.38
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 771 ROUND ROCK, TX	12/31/2027	FREEDOM CENTRE PROPERTIES LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 767 FRISCO, TX	2/29/2028	FRISCO PRIMELAND REALTY LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7503 CARTHAGE, TX	7/31/2025	GARCIA, CHRISTINA & RENE	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 720 TERRELL, TX	1/31/2028	GEORGE G BROWN REAL ESTATE LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 750 GARLAND, TX	11/30/2024	GR ASSOCIATES LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7192 QUINLAN, TX	5/31/2029	GRAND PROPERTIES LP	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 766 FORNEY, TX	12/31/2027	GRAND REAL PROPERTY LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7181 HELOTES, TX	5/31/2024	GV HELOTES TOWN CENTER LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7142 PASADENA, TX	7/31/2024	HAAZ INVESTMENT LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7177 SPRING, TX	2/29/2028	HANNOVER REALTY PARTNERS LTD	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7508 GILMER, TX	7/31/2024	HENSON SISTERS TRUST LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7176 KYLE, TX	7/31/2028	IVT KYLE MARKETPLACE LLC C/O INVENTRUST PROPERTIES CORP	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7174 BROWNWOOD, TX	4/30/2027	JAY BILL ENTERPRISES	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7502 CANTON, TX	3/31/2025	JB DFW 3 LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 743 CARROLLTON, TX	1/31/2027	JGEP INVESTMENTS INC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 758 TYLER, TX	11/30/2027	JIWANIS LEGACY LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 756 LUBBOCK, TX	9/30/2027	JPMC 2016-C1 LUBBOCK SOUTHWEST SC II LLC	\$ 10,028.36

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Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 724 HURST, TX	2/28/2026	JYL FAMILY LIMITED PARTNERSHIP	\$ 11,722.92
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7100 BROWNSVILLE, TX	1/31/2029	KIMCO BROWNSVILLE LP	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 728 EULESS, TX	12/31/2028	KRG EULESS, LLC C/O KITE REALTY GROUP LP	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7216 GRAPEVINE, TX	7/31/2024	KRG GRAPEVINE, LLC C/O KITE REALTY GROUP LP	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7231 IRVING, TX	10/31/2028	RPAI Irving LP	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 730 MANSFIELD, TX	3/31/2028	KRG MANSFIELD, LLC C/O KITE REALTY GROUP LP	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 710 SHERMAN, TX	3/31/2028	KM SHERMAN TOWN CENTER LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 779 TOMBALL, TX	4/30/2028	KM-TS SPRING CYPRESSLLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 702 SAN ANGELO, TX	7/31/2025	KNICKERBOCKER SQUARE LTD	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7198 KAUFMAN, TX	9/30/2024	L3 PATRIOT CENTER KAUFMAN LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7511 HENDERSON, TX	7/31/2024	LEE COWAN	\$ 5,250.00
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7119 PLANO, TX	11/30/2028	LUBY, CAROL ANN	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7123 NEW BRAUNFELS, TX	6/30/2029	MAGOON FAMILY LLC	\$ 11,764.78
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7189 CORPUS CHRISTI, TX	7/31/2028	MAHZ INVESTMENT LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7165 EL PASO, TX	3/31/2026	MALOOKY KIDS INVESTMENTS LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7516 LUFKIN, TX	7/31/2024	MAURICE VINCENT	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7171 EL PASO, TX	12/31/2033	MCG II INVESTMENTS INC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7519 MCKINNEY, TX	12/31/2024	MCKINNEY GROWTH I LP	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7152 BOERNE, TX	8/31/2026	MENGER-MUELLER LP	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 737 FORT WORTH, TX	6/30/2027	NATIONAL PRIME COMMERCIAL LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7512 JACKSONVILLE, TX	7/31/2025	NTVMEV LLC	\$ 3,863.72
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7195 TEXARKANA, TX	9/30/2028	PAF CORPORATION	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 719 GAINESVILLE, TX	1/31/2029	PAGA LTD	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7115 PARIS, TX	7/31/2028	PARIS COMMERCIAL LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 705 BIG SPRING, TX	4/30/2025	PATSCHKE BIG SPRINGS CROSSING LLC	\$ 12,615.76

Debtor	Debtor Case	Contract Description	Term Remaining	Contract Counterparty	Cure Amount
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 701 COPPERAS COVE	6/30/2025	PAUL FAMILY PROPERTIES TEXAS LLC	\$ 7,312.86
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 739 WACO, TX	6/30/2024	PCDF LAKE AIR LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7191 FREDERICKSBURG, TX	8/31/2024	PLEASANTON PARTNERS LP	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7168 KATY, TX	11/30/2026	POINT WEST CENTER LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7534 TYLER, TX	5/31/2025	POLLARD HEINES A PROPERTY LLC	\$ 7,900.00
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 741 PLANO, TX	9/30/2029	POLO TOWNE CROSSING PLANO TX LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 764 UNIVERSAL CITY, TX	11/30/2027	PREMIER ALAMO INVESTMENT GROUP LP	\$ 16,162.38
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7505 CLARKSVILLE, TX	9/30/2025	PRESERVE CLARKSVILLE INC	\$ 2,100.00
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7186 CONROE, TX	10/31/2028	PRIMERO PROPERTIES LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 725 STEPHENVILLE, TX	5/31/2028	PRVS HOLDINGS LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7109 WESLACO, TX	7/31/2028	PV RIO GRANDE LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7150 SAN JUAN, TX	9/30/2024	RB SAN JUAN CENTER LLC	\$ 8,578.04
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 713 DENISON, TX	2/29/2024	RICHARD JOE RUSHING	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 732 EL PASO, TX	12/31/2028	RIVER OAKS PROPERTIES LTD	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7138 EDINBURG, TX	12/31/2028	RODCASE INC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 754 ALICE, TX	11/30/2025	RUPANI PROPERTIES LLC	\$ 8,866.66
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7118 MARSHALL, TX	11/30/2028	S&D LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 762 WAXAHACHIE, TX	4/30/2028	SCG WAXAHACHIE CORNERS LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7199 VICTORIA, TX	6/30/2024	SEGUNDO ETAPA LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 745 PLAINVIEW, TX	6/30/2025	SFP POOL THREE SHOPPING CTR LP	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 747 BELTON, TX	7/31/2024	SFP POOL THREE SHOPPING CTR LP	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7196 ABILENE, TX	3/31/2029	SHERATON PLAZA LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 704 SAN ANGELO, TX	10/31/2027	SHERWOOD COMMONS LP	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 748 MIDLAND, TX	12/31/2024	SHIRLEY VALENZIANO	\$ 10,748.12
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 768 IRVING, TX	9/30/2027	SLJ MANAGEMENT COMPANY LTD	\$ -

Debtor	Debtor Case	Contract Description	Term Remaining	Contract Counterparty	Cure Amount
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7179 SAN ANTONIO, TX	11/30/2027	SOUTH COAST EXPRESS REALTY LTD	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 721 GRAND PRAIRIE, TX	2/29/2028	TCB GREAT SOUTHWEST LLC	\$ 13,153.94
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7159 LONGVIEW, TX	6/30/2025	TEXAS PALM HIGHLAND LLC	\$ 6,572.50
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7169 GUN BARREL CITY, TX	11/30/2026	TEXFLOR LLC	\$ 9,458.14
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 753 ABILENE, TX	3/31/2025	ARG SAABITX001 LLC C/O THE NECESSITY RETAIL REIT	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7133X - ROCKPORT TX (WINDSWEEP VILLAGE)	11/30/2025	THE OAKS OF ROCKPORT VENTURE LTD	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 794 WEATHERFORD, TX	6/30/2028	TIDWELLYEH LLC	\$ 7,422.00
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7182 BALCH SPRINGS, TX	12/31/2027	TKG SOUTHEAST MARKET CENTER	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7161 SAGINAW, TX	3/31/2026	TLA SAGINAW RE LLC	\$ 6,576.90
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7144 VICTORIA, TX	3/31/2029	TLA VICTORIA RE LLC	\$ 8,710.00
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 776 EL PASO, TX	2/29/2028	TOMLIN PARTNERS LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7104 DICKINSON, TX	1/31/2029	TPI LCTC RETAIL LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 706 WOODWAY, TX	10/31/2025	TRAVIS BURNET PARTNERS LP	\$ -
Cottonwood Financial Texas, LLC	24-80038	AMENDED AND RESTATED BROKERING AND SERVICING AGREEMENT DATED JANUARY 1, 2023	12/31/2028	TREEMAC FUNDING GROUP, LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	AMENDED AND RESTATED MASTER LETTER OF CREDIT AGREEMENT	12/31/2028	TREEMAC FUNDING GROUP, LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7523 NACOGDOCHES, TX	1/31/2027	TRENDY UNLIMITED	\$ 2,979.17
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7160 PFLUGERVILLE, TX	5/31/2026	TSM VENTURES INC	\$ 60.63
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7525 NEW BOSTON, TX	7/31/2024	TXPROP 1 LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7530 TEXARKANA, TX	7/31/2024	TXPROP 1 LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 738 TYLER, TX	1/31/2025	TYLER PINE TREE SHOPPING CENTER LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 709 TYLER, TX	8/31/2025	TYLER SOUTHPARK CENTER LP	\$ 5,951.04
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 770 MISSION, TX	12/31/2027	VANTAGE BANK TEXAS	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 772 EL PASO, TX	10/31/2027	VERDE PASO PARTNERS LP	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 715 VERNON, TX	12/31/2026	VERNON HILLCREST LLC	\$ -

Debtor	Debtor Case	Contract Description	Term Remaining	Contract Counterparty	Cure Amount
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 781 HARKER HEIGHTS, TX	3/31/2028	VILLANUEVA REALTY LLC	\$ 6,520.00
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 707 PAMPA, TX	9/30/2025	WAGNER-MCCUNN, FLORENCE	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 749 LUBBOCK, TX	11/30/2024	WAHIDU LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 736 CORSICANA, TX	9/30/2024	WALCORSI LLC	\$ 7,344.74
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 742 PALESTINE, TX	5/31/2029	WALPAL LTD	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7178 PORTER, TX	11/30/2027	WESTGREEN RETAIL LP	\$ 8,809.10
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7131 HOUSTON, TX	10/31/2028	WESTKIRK VENTURE I LTD	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7223 AZLE, TX	2/29/2028	WESTOVER BTBM LP	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 703 SAN ANGELO, TX	7/31/2025	WILLIAM W BUTLER JR	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7173 WICHITA FALLS, TX	4/30/2027	WILSON ESTES WILSON LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 712 ODESSA, TX	12/31/2027	WINWOOD SHOPPING CENTER LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 752 SEAGOVILLE, TX	6/30/2025	WM 47 SOUTH LLC	\$ 9,803.90
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7155 WYLIE, TX	1/31/2025	WOODBRIIDGE WYLIE OWNER LLC	\$ -
Cottonwood Financial Texas, LLC	24-80038	REAL PROPERTY LEASE: STORE 7531 SULPHUR SPRINGS, TX	7/31/2026	WORSHAM, DON A	\$ -
Cottonwood Financial Texas, LLC	24-80038	Confidentiality and Non-solicitation Agreements	Various	All Employees	\$ -
Cottonwood Financial Texas, LLC	24-80038	Agreement of Employment	Various	All Employees	\$ -
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 204 TWO RIVERS, WI	3/31/2025	ABSOLUTE COMMERCIAL LLC	\$ -
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 210 WEST BEND, WI	6/30/2024	ARM MANAGEMENT LLC	\$ -
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 236 BARABOO, WI	3/31/2028	BADGER VBC PROPERTIES LLP	\$ 5,866.66
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 203 MADISON, WI	2/29/2028	BONGRUM LLC	\$ -
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 221 PRAIRIE DU CHIEN, WI	10/31/2027	WP MANAGEMENT C/O BRIDGER PROPERTY SERVICES LLC	\$ -
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 251 HARTFORD, WI	10/31/2026	COMRECO II LLC	\$ 6,496.34
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 224 NEW RICHMOND, WI	9/30/2024	DERRICK DEVELOPMENT LP	\$ 4,867.48
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 211 OSHKOSH, WI	5/31/2028	FAIR ACRES STATION, LLC	\$ -
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 202 BELOIT, WI	2/28/2025	FOSTER 60 LLC	\$ 2,106.62

Debtor	Debtor Case	Contract Description	Term Remaining	Contract Counterparty	Cure Amount
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 219 PLATTEVILLE, WI	9/30/2027	GENESIS426 LLC	\$ -
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 208 SHAWANO, WI	7/31/2024	HILGENBERG & ASSOCIATES, INC.	\$ -
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 225 HUDSON, WI	6/30/2027	HUDSON MARKETPLACE LLC	\$ -
Cottonwood Financial Wisconsin, LLC	24-80039	IA_ELT APPLICATION - EXE 12.8.22	12/8/2024	IOWA DEPARTMENT OF TRANSPORTATION	\$ -
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 207 GREEN BAY, WI	5/31/2027	IPANEMA GREEN BAY LLC	\$ 5,697.04
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 213 NEENAH, WI	12/31/2028	IREIT NEENAH FOX POINT LLC	\$ -
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 209 MONROE, WI	4/30/2025	JAJIMMY WISCONSIN LLC	\$ 7,366.00
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 205 APPLETON, WI	2/28/2025	JAMES D HENSEL	\$ -
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 218 RICE LAKE, WI	12/31/2024	KWIK TRIP, INC	\$ 5,211.10
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 234 WATERTOWN, WI	2/28/2025	LITTLE KIWI INVESTMENTS LLC	\$ -
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 220 RICHLAND CENTER, WI	9/30/2024	LOWTHERBROTHERS LLC	\$ -
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 212 GREEN BAY, WI	12/31/2027	MARKET BACELINE LLC	\$ -
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 237 PLYMOUTH, WI	4/30/2028	MME HOLDINGS LLC	\$ -
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 215 SHEBOYGAN, WI	6/30/2025	PJR PROPERTIES LLC	\$ 9,300.00
Cottonwood Financial Wisconsin, LLC	24-80039	AGREEMENT FOR REPOSSESSION AND TRANSPORTATION SERVICES	CURRENT	RECKERS TOWING	\$ -
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 240 KENOSHA, WI	10/31/2028	REI EQUITY PARTNERS IV LLC	\$ -
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 226 WAUSAU, WI	7/31/2026	SANTIVA LLC	\$ -
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 216 MONONA, WI	6/30/2025	SOUTH TOWNE MALL LLC	\$ 4,914.22
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 214 KIMBERLY, WI	7/31/2028	STORAGE UNLIMITED LLC	\$ 6,619.88
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 217 GREEN BAY, WI	5/31/2024	VANDERLOOP REAL ESTATE II	\$ 13,228.42
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 223 ASHLAND, WI	9/30/2024	VAUGHN AVENUE PROPERTIES LLC	\$ -
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 233 RACINE , WI	11/30/2025	VILLAGE CENTER STATION LLC	\$ -
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 201 SUN PRAIRIE, WI	1/31/2025	VN ENTERPRISES LLC	\$ 4,532.32
Cottonwood Financial Wisconsin, LLC	24-80039	REAL PROPERTY LEASE: STORE 206 NEW LONDON, WI	5/31/2028	ZIEMAN COMMERCIAL PROPERTIES LLC	\$ -
Cottonwood Financial Wisconsin, LLC	24-80039	Confidentiality and Non-solicitation Agreements	Various	All Employees	\$ -

Debtor	Debtor Case	Contract Description	Term Remaining	Contract Counterparty	Cure Amount
Cottonwood Financial Wisconsin, LLC	24-80039	Agreement of Employment	Various	All Employees	\$ -

***The Retention Bonus Agreements contemplate payment of bonuses on August 31, 2024. As of the filing of this Cure Notice, Cure Costs are \$0.**